IN RE: PETITION FOR VARIANCE

N/S Geise Avenue, 196' W of the

c/l of Lincoln Avenue (7352 Geise Avenue) 15th Election District

7th Councilmanic District

Josephine Szamborski, Owner; Donald McCoy, et ux, Contract

Purchasers

* BEFORE THE

DEPUTY ZONING COMMISSIONER

OF BALTIMORE COUNTY

* Case No. 99-105-A

* * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, Josephine Szamborski, and the Contract Purchasers, Donald and Dolores McCoy. The Petitioners seek relief from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 6 feet in lieu of the required 10 feet, and to approve the subject property as an undersized lot. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Donald and Dolores McCoy, Contract Purchasers. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of 0.23 acres, more or less, zoned D.R.5.5, and is located near the intersection of Geise Avenue and Lincoln Avenue in the old community of Chesapeake Terrace in Edgemere. The property is located in the Chesapeake Bay Critical Areas not farm from Jones Creek and as such, is subject to compliance with critical areas legislation. The property was originally improved with a single family dwelling; however, the house was destroyed by a fire which occurred approximately 15 years ago, and all that remains

Sate West Comments

is the brick foundation. The owners temporarily covered the foundation with a roof to protect it from inclement weather; however, the structure has remained uninhabitable since that time. The Petitioners now come before me seeking variance relief to permit construction of a new dwelling on the property, utilizing the existing foundation. Testimony indicated that the new house will cantilever somewhat over the old foundation and will be located 6 feet from the west side property line, and 16 feet from the east side property line. The Petitioners intend to install a driveway leading to the rear of their property where they eventually hope to build a garage. Thus, a 16-foot setback on the east side is proposed to accommodate those future plans. The McCoys testified that they have spoken with the adjoining property owners, all of whom indicated they have no objections to their request and support for their plans to improve the property.

It should also be noted that the Petitioners submitted elevation drawings of the proposed dwelling to the Office of Planning for review and approval. By their comment dated October 5, 1998, the Office of Planning indicated that the proposed dwelling is compatible with the surrounding community and recommended approval of the requested variance.

after due consideration of the testimony and evidence presented, in the opinion of the Zoning Commissioner, the relief requested sufficiently complies with the requirements of Sections 307.1, 307.2 and 500.14 of the <u>Baltimore County Zoning Regulations</u> (B.C.Z.R.) and should therefore be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

The facts and evidence presented have established that special conditions or circumstances exist which are peculiar to the land or structures located within the Chesapeake Bay Critical Areas of Baltimore County; that to deny the relief requested would result in practical difficulty, unreasonable hardship, or severe economic hardship upon the Petitioner, and that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R. would deprive the Petitioner of rights commonly enjoyed by other properties in similar areas within the Chesapeake Bay Critical Areas in Baltimore County. The granting of the relief requested will not confer upon the Petitioner any special privilege that would be denied by the critical area regulations to other lands or structures within the Chesapeake Bay Critical Areas. The relief requested is in harmony with the general spirit and intent of the Critical Areas legislation for Baltimore County and conforms to the requirements as set forth in Section 500.14 of the B.C.Z.R.

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management has submitted recommendations which describe what steps the Petitioner must take to insure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

- 1) Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;
- 2) Conserve fish, wildlife, and plant habitat; and
- 3) Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

Jato Tally Jago Bailwa

These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evidence in the record that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is compliance with the requirements of the Department of Environmental Protection and Resource Management as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Compliance with the recommendations made by the Department of Environmental Protection and Resource Management, as set forth in their Zoning Plans Advisory Committee comment dated September 28, 1998, a copy of which is attached hereto and made a part hereof.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

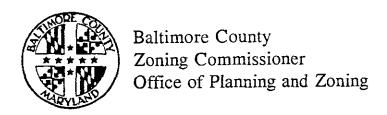
TIMOTHY M. KOTROCO

Deputy Zoning Commissioner

for Baltimore County

ato MENTAL MARIETANIA

TMK:bis



Suite 112, Courthouse 400 Washington Avenue Towson, Maryland 21204 (410) 887-4386

November 5, 1998

Ms. Josephine Szamborski 3148 Main Avenue Baltimore, Maryland 21219

RE: PETITION FOR VARIANCE
N/S Geise Avenue, 196' W of the c/l of Lincoln Avenue
(7352 Geise Avenue)
15th Election District - 7th Councilmanic District
Josephine Szamborski, Owner; Donald McCoy, et ux, Contract Purchasers
Case No. 99-105-A

Dear Ms. Szamborski:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

TIMOTHY M. KOTROCO

Deputy Zoning Commissioner

buthy lotraco

for Baltimore County

TMK:bjs

cc: Mr. & Mrs. Donald McCoy
7948 St. Claire Lane, Baltimore, Md. 21222

Chesapeake Bay Critical Areas Commission
45 Calvert Street, 2nd Floor, Annapolis, Md. 21401

DEPRM; People's Counsel; Case Files



ition for Va

to the Zoning Commissioner of Baltimore County

for the property located at

7352 Geise Ave., Baltimore, MD 21219

which is presently zoned

This Petition shall be filed with the	Department of Permits	æ	Development	Management
	reparement of relation	Œ	DC AGTONMENT	Middemene

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

Section 1Bod. 3.c.1 permit a side yard setback of 6 ft. in lieu of the required 10 ft., and approve an undersized lot.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) To build a new house on the existing foundation and to keep the east side of the property wide enough for a driveway.

Property is to be posted and advertised as prescribed by Zoning Regulations.

i, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

			I/We do solemnly declare and aff legal owner(s) of the property which	irm, under the th is the subje	penalties of perjury, that I/we are the ct of this Petition
Contract Purchaser/Lessee:			Legal Owner(s)	·	
Donald McCoy & Dolo (Type or Print Name)	ores McCoy		Josephine Szam	borski	
Signature		Turn-Takaban da 17 da da Bayang	Josephine Sy Signature	<u>ambo</u>	nglu
7948 St. Claire Lar	ne		(Type or Print Name)		
Baltimore MD	21222				
City Attorney for Petitioner:	State	Zipcode	Signature		
The Control of the Co			3148 Main Ave.		410-477-5246
(Type or Print Name)			Address		Phone No
			Baltimore	MD	21219
Signature			City Name, Address and phone number	of represents	State Zipcode stive to be contacted.
			Donald McCoy		
Address	Phone No.		Name		
City	State	Zipcode	7948 St. Claire	e Lane	410-477-1135
				OFFICE USE O	Phone No. day & hight
			ESTIMATED LENGTH OF HEARIN		
D .			the following dates		Mext Two Months
Printed with Soybean Ink on Recycled Paper			ALLO	THER	
Revised 9/5/95			REVIEWED BY:		DATE 9/9/97

99-105-4

ZONING DESCRIPTION FOR: 7352 Geise Ave., Baltimore, MD 21219

Beginning at a point on the north side of Geise Ave., which is 22 ft. wide at the distance of 196 ft. west of the center line of the nearest improved intersecting street, Lincoln, which is 38 ft. wide.

Being Lot #272 in the subdivision of Chesapeake Terrace as recorded in Baltimore County Plat Book 0005 Folio 0036. Containing 10,000 square feet. Also known as 7352 Geise Ave. and located in the 15th Election District, 7th Councilmanic District.

99-105-A #105

BALTIMORE COUNTY, MARY NO. 054715 OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT	PAIL ROLLING PRESS ATTAL 15th 1999-1998 92991998
DATE 9/9/4) ACCOUNT 1000000000000000000000000000000000000	PER LEGI CHARLES CLUB CAL TRAMP 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
RECEIVED FROM: McCcy FOR: 010 Zeron Variance	Retions County, Naryland Aq-105-A
DISTRIBUTION WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER	CASHIER'S VALIDATION

MOTICE OF ZOMONG

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson. Maryland on the property identified herein as follows:

Case: #99-105-A
7352 Geise Avenue
N/S Geise Avenue
N/S Geise Avenue
1/S Hection District
7th Councilmanic District
tegat Owner(s):
Josephine Szamborski
Contract Purchaser:
Donald McCoy &
Dolores McCoy

Variance: to permit a side yard setback of 6 feet in lieu of the required 10 feet and approve an undersized lot. Hearing: Turesday, October 27, 1998 at 10:00 a.m., in Room 497, County Courts Bldg., 401 Bosley Avenue.

LAWRENCE'E SCHMIDT
Zoning Commissioner for
Battimore County
NOTES: (1) Hearings are
Handicapped Accessible; for
special accommodations
Please Call (410) 887-3353;
(2) For information concernng the File and/or Flearing,
Please Call (410) 887-3391.

10/160 Oct. 8 c264527

CERTIFICATE OF PUBLICATION

TOWSON, MD., 109 , 1998
THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper published
in Towson, Baltimore County, Md., once in each of successive
weeks, the first publication appearing on $0/8$, 1998
THE JEFFERSONIAN,
a. Henrilara
LEGAL AD TOWSON

CERTIFICATE OF POSTING

2.10

RE: Case # 99-105-A
Petitioner/Developer:
(Donald McCoy)
Date of Hearing/Chaing:
(Oct. 27, 1998)

Baltimore County Department of Permits and Development Management County Office Building, Room 111 111 West Chesapeake Avenue Towson, Maryland 21204

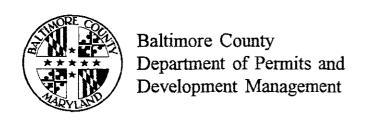
Attention: Ms. Gwendolyn Stephens

Ladies and Gentleman:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by					
law were posted conspicuously on the property located at					
7352 Geise Road Baltimore, Maryland 21219					
The sign(s) were posted onOct. 9, 1998(Month, Day, Year)					



Sincerely, Signature of Sign Poster & Date)
Thomas P. Ogle, Sr.
325 Nicholson Road
Baltimore, Maryland 21221
(410)-687-8405 (Telephone Number)



Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

September 25, 1998

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-105-A

7352 Geise Avenue

N/S Geise Avenue, 196' W of centerline Lincoln Avenue

15th Election District - 7th Councilmanic District

Legal Owner: Josephine Szamborski

Zel Saller x!

Contract Purchaser: Donald McCoy & Dolores McCoy

<u>Variance</u> to permit a side yard setback of 6 feet in lieu of the required 10 feet and approve an undersized lot.

HEARING:

Tuesday, October 27, 1998 at 10:00 a.m. in Room 407, County Courts Building,

401 Bosley Avenue

Arnold Jablon Director

c: Josephine Szamborski Donald & Dolores McCoy

NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY OCTOBER 12, 1998.

- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY

October 8, 1998 Issue - Jeffersonian

Please forward billing to:

Donald McCoy

410-477-1135

7948 St. Claire Lane Baltimore, MD 21222

NOTICE OF ZONING HEARING

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7352 Geise Avenue

N/S Geise Avenue, 196' W of centerline Lincoln Avenue

15th Election District - 7th Councilmanic District

Legal Owner: Josephine Szamborski

Contract Purchaser: Donald McCoy & Dolores McCoy

<u>Variance</u> to permit a side yard setback of 6 feet in lieu of the required 10 feet and approve an undersized lot.

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Tuesday, October 27, 1998 at 10:00 a.m. in Room 407, County Courts Building,

401 Bosley Avenue

LAWRENCE E. SCHMIDT

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-887-3391.



Baltimore County
Department of Permits and
Development Management



1 COPY

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

	ARNOLD JABLON, DIRECTOR
For newspaper advertising:	
Item No.: 105	
Petitioner: Donald McCon	
Location: 19357 Geise Ave	Balto Mul. 21219
PLEASE FORWARD ADVERTISING BILL TO:	
NAME: Donald McCoy	` ·
ADDRESS: 7948 St Claire Ca	
Bolto Med. 21227	
PHONE NUMBER: 410 477 1135	:
	•

Printed with Soybean into

AJ:ggs

99-105-A

(Revised 09/24/96)

Exhibit B

Request for Zoning: Variance, Special Exception, or Special Hearing
Date to be Posted: Anytime before but no later than
Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 99-105-A

A PUBLIC HEARING WILL BE HELD BY THE ZONING COMMISSIONER IN TOWSON, MD

PLACE:
DATE AND TIME:
REQUEST: Variance to permit a side yard setback of
6 feet in lieu of the required 10 feet and to permit
an undersized lot of 50 feet wide in lieu of the
required 55 foot width.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY. TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

9/96 post 4 doc

RE: PETITION FOR VARIANCE 7352 Geise Avenue, N/S Geise Ave, 196' W	*	BEFORE THE
of c/l Lincoln Ave, 15th Election District,	*	ZONING COMMISSIONER
7th Councilmanic	*	FOR
Legal Owners: Josephine Szamborski Contract Purchaser: Donald and Dolores McCoy	*	BALTIMORE COUNTY
Petitioner(s)	*	Case Number: 99-105-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

CAROLE S. DEMILIO Deputy People's Counsel

Old Courthouse, Room 47

Carole S. Domilio

400 Washington Avenue

Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this day of October, 1998, a copy of the foregoing Entry of Appearance was mailed to Legal Owner Josephine Szamborski, 3148 Main Avenue, Baltimore, MD 21219, and to Contract Purchasers Donald and Dolores McCoy, 7948 St. Claire Lane, Baltimore, MD 21222, Petitioner(s).

Peter Max Zimmerman

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director

Department of Permits

and Development Management

FROM: Arnold F. 'Pat' Keller, III, Director

Office of Planning

SUBJECT: Zoning Advisory Petitions

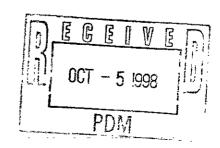
The Office of Planning has no comment on the following petition (s):

Item No (s): 105

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:

AFK/JL



Date: October 5, 1998

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

Date: September 30, 1998

Department of Permits & Development

Management

Robert W. Bowling, Chief Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting

for September 28, 1998

Item Nos. 101, 103, (105) 106, 108

109, 110, 111, 112

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File



Parris N. Glendening Governor David L. Winstead Secretary Parker F. Williams

Date: 9.22.51

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County

Item No. 105

BR

Administrator

Dear Ms. Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

P. J. Dredle Low Ronald Burns, Chief

Engineering Access Permits

Division

LG



Office of the Fire Marshal 700 East Joppa Road Towson, Maryland 21286-5500 (410)887-4880

September 24, 1998

TO: Arnold Jablon, Director

Permits and Development Management

MAIL STOP-1105

FROM: LT. ROBERT P. SAUERWALD

FIRE MARSHAL OFFICE

MAIL STOP - 1102F, PHONE 887-4881

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF SEPT. 21, 1998.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 101, 103, 104, 105, 106, 108, 109, 110 AND 112.



Date: September 28, 1998

TO:

Arnold Jablon

FROM:

R. Bruce Seeley Ross/99

SUBJECT:

Zoning Item #105

Szamborski Property - 7352 Geise Avenue

-	Zoning Advisory Committee Meeting of September 21, 1998
	The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
	The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
X	The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
	Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
	Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
	X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

INTER-OFFICE CORRESPONDENCE RECOMMENDATION OF THE PROPERTY OF

IU:	Director,	Office of Limin	ing & Com	munity Conser	'Vatior	3	D
		rin McDaniel	J	•		-	Permit Number
		Courts Bldg, Rm 406					
	401 Bos	***					
		MD 21204					
CDOM.					_		
FROM:	Amoid J	ablon, Director, Departm	ment of F	'ermits & Deve	lopmer	it Manageme	ent
RE:		zed Lots					
	Pursuan	t to Section 304.2(Baltimor	e County Zon	ing Regulations) effec	tive June	25. 1992: this of	ffice is requesting recommende
tions and	icommen Ling per	ts from the Office of P	lanning & (Community Conserv	ation p	rior to this	office's approval of
		SUPPLIED INFORMATION:					
Don:	ald Mc	Соу	<u>79</u> 48 St.	Claire Lane,	Balti	more, MD 2	1222 410-477-113
Promt Mg	une of Abbricon		Address			Telep	horm Kumber
□ Lot Ad	dress7	352 Geise Ave.		Election District_	15	Council District 7	Square Feet 10,000
Let Lec	stica: N E S	W/side/corner of <u>Linco</u>	iln Ava	. 277 feet fr	om HFSW	learner of Linco	oln & Geise
		(street)	ALII. AVE.	,		(street)	
Land Cv	vmer <u>Jo</u>	sephine Szamborsk	<u>:i</u>	Tax Acco	set Numbe	152300185	50 ·
Addres	s31	48 Main Ave.			Telephon	n Number 410-	-477-5246
	Ba	ltimore, MD 21219	-1339		,		
	CHECKLIST	OF MATERIALS: to be subm	itted for desig	n review by the Offi	.ce of F	Tanning & Con	munity Conservation
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		Property (3 copies)					- Carage of It man
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RECOMMEN	VDATIONS/	COMMENTS:		•			
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LAPP	LEAS!	Disapproval				wons of the perm	iit to conform with the following
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	-	*	-	•			

Dete: 10/5/98 #195

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TO:	Director,	Office o	f Plann		unity Conser		on	8
	Attn: Ervi	in McDaniel						Permit Number
	-	Courts Bldg, R	m 406					
	401 Bosi	•						
FROM:		MD 21204	. Dana	D		-	. Wment	
raom.	Amora se	zion, Directo	, рерагы	ment of Pe	rmits & Deve	торше	ent Management	
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tions and	ruisuaiii Lommeni	ts from the O	14.2(Danumo Ffice of 1	Planning & Co	y regulations) enec	mtion	ne 25, 1992; this office	is requesting recommenda- fice's approval of
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MINIMUM	APPLICANT	SUPPLIED INF	ORMATION:					
n Don	ald Mc	Соу			Claire Lane,	Balt	imore, MD 2122	
	me of Applicant	352 Geise	Δπο	Address	Election District	15	Telephone II	
_							_Covecil District_7	Square Feet 10,000
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Land O	weer Jos	sephine S	zambors	ki	Tex Acco	ent Kemi	1523001850	į.
Addre:	s 31	48 Main A	ve.		· · · · · · · · · · · · · · · · · · ·	Teleniu	one Number 410-47	7-5246
		ltimore,		9_1339				
	CHECKLIST	OF MATERIALS	: to be subr	nitted for design			Planning & Commun	nity Conservation
						ROVIDED	?	Residential Processing Fee Pard
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		TO BE FI	LLED IN B	Y THE OFFICE	OF PLANNING & (XMMN	ITY CONSERVATION (MLY!!
RECOMM	ENDATIONS	COMMENTS:						
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	ECKLIST for additional	on pages 5.4.
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-15-

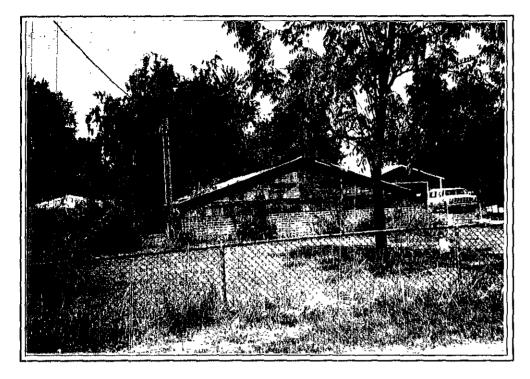
SUBJECT PROPERTY PHOTO ADDENDUM

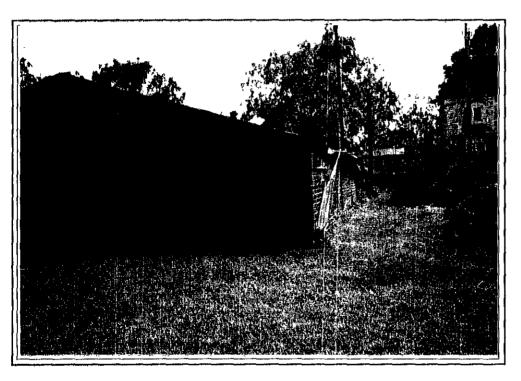
DOLLY McCOY
APPRAISAL SERVICES
7948 St. Claire Lane
Baltimore, Maryland 21222
410-477-1135 FAX 410-477-0536

File No.



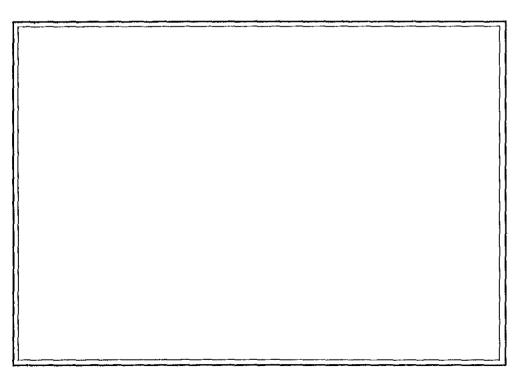
7352 Geise Ave. Baltimore, MD 21219 Appraised:





REAR VIEW OF SUBJECT PROPERTY

6 Ft. Set Back on the West Side of Property



STREET SCENE

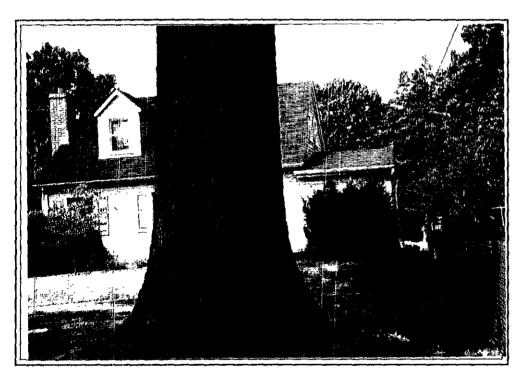


SIMILAR SIDE SET-BACK PROPERTIES



File No.

7343 GEISE AVE 6 Ft. From Boundary



7326 GEISE AVE. 4 Ft. From Boundary



7340 GEISE AVE. 3 Ft. From Boundary



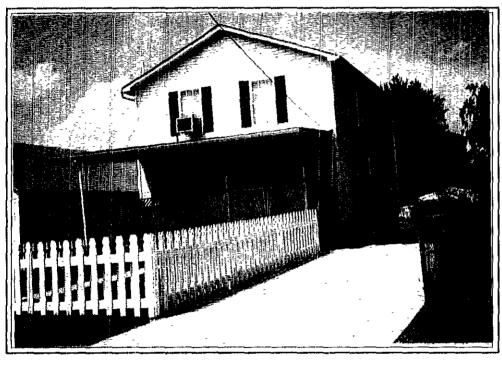
#105

ADJOINING PROPERTIES



File No.

House to the right 7354 Geise Ave.



House to the left 7350 Geise Ave.



7356 Geise Ave. 5Ft. From Boundary

